



**GRASSROOTS**  
REALTY GROUP

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**5302 46 Avenue  
Taber, Alberta**

**MLS # A2277527**



**\$3,650,000**

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,622 sq.ft.
Zoning:	CCD(Comprehensive Commerc

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.80 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Seize a rare opportunity to acquire a high-performing, frequent nationwide award-winning franchise motel located in the "Corn Capital of Canada." Positioned strategically on Highway 3, this property enjoys maximum visibility and a steady stream of commercial and leisure traffic. This is a turnkey investment with a proven reputation for excellence and guest satisfaction. The Property boasts \* 50 Well-Appointed Rooms: A versatile mix of guest accommodations designed to meet the needs of long-term workers, families, and solo travellers. \* Spacious Living Quarters: Includes a full 3-bedroom owner/manager suite, offering comfort and convenience for on-site operators. \* Meeting Room: An essential revenue driver for local business functions and regional training sessions. \* Fitness Room: A competitive edge that attracts health-conscious travellers and high-value corporate accounts. \* Central Location: Situated at the absolute centre of town, guests are within walking distance to local dining, retail, and municipal services. Taber is currently experiencing a massive economic surge, positioning this motel for significant revenue growth. The property is perfectly situated to house the workforce for several multi-million dollar projects in the immediate area: \* Highway 3 Twinning Project: Active construction is bringing a large influx of contractors and transportation professionals directly past the motel's front door. \* Proteus Alberta Solar Projects: As a hub for renewable energy, the region is seeing substantial investment in solar infrastructure, driving high demand for short and long-term stays. \* Agri-Industrial Growth: Located in the heart of the "Food Corridor," the motel benefits from the year-round activity of Taber's booming agricultural sector.

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